

## 4 Bedroom House for Sale in Pegeia, Paphos District

This project offers a luxury villa experience that seamlessly blends relaxation with style. The property is located in a prime and tranquil location with breathtaking views of the Mediterranean Sea, an area with wide roads and sidewalks, underground cabling, and adjacent to a green area. The villa is also close to the Akamas National Park, the Sea Caves, and the nearby beach. The main features of the project : Modern, unique, and exclusive architectural design Large overflow pool 12.5X5.5m Hot tub BBQ Area Fire pit and relaxation area Rooftop Garden Smart Home Technology Energy-efficient windows, thermal insulation Underfloor heating Security alarms, CCTV cameras, and fire alarmsAddi...

### Property Info

Covered Area	<b>358</b>
Covered Veranda	<b>118</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **769**

### Additional info

Reference Number	<b>A0226-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Pegeia Region: **Paphos**  
 Coordinates: **34.88196 / 32.36194**

**Price: €1 900 000 + VAT**

VAT for this property is **€249,547** or **€361,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 307.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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**Price change history**

€1 900 000 on Aug 26, 2025





